

# 324 PETITION FOR SPECIAL HEARING 85-15-SPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a nonconforming use for the existence of two dwellings on one lot setbacks from property lines and distance between structures.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_ Legal Owner(s): \_\_\_\_\_  
 (Type or Print Name) Wilbur H. Knight  
 (Type or Print Name) (Type or Print Name)  
 Signature \_\_\_\_\_ Signature \_\_\_\_\_  
 Address \_\_\_\_\_ Address \_\_\_\_\_  
 City and State \_\_\_\_\_ City and State \_\_\_\_\_  
 Attorney for Petitioner: 503 Eckhart Drive 679-4097  
 (Type or Print Name) Address Phone No.  
 Joppa, Maryland 21085  
 City and State  
 Signature \_\_\_\_\_ Name, address and phone number of legal owner, tract purchaser or representative to be contacted  
 Address \_\_\_\_\_ Name 879-6316  
 City and State 503 Eckhart Drive 679-4097  
 Attorney's Telephone No.: \_\_\_\_\_ Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 29th day of May, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of July, 1984, at 10:15 o'clock A.M.

Carl J. Jahn  
 Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
 S/S of Bay Dr., 275' W of the Centerline of Wye Rd. : OF BALTIMORE COUNTY  
 (3725 Bay Dr.), 15th Dist.  
 WILBUR H. KNIGHT, Petitioner : Case No. 85-15-SPH

### ENTRY OF APPEARANCE

Please enter appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
 People's Counsel for Baltimore County

Peter Max Zimmerman  
 Deputy People's Counsel  
 Rm. 223, Court House  
 Towson, MD 21204  
 494-2188

I HEREBY CERTIFY that on this 22nd day of June, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. Wilbur H. Knight, 503 Eckhart Drive, Joppa, MD 21085, Petitioner.

Peter Max Zimmerman  
 Peter Max Zimmerman

RE: PETITION FOR SPECIAL HEARING : BEFORE THE  
 S/S of Bay Drive, 275' W of the center line of Wye Rd. (3725 Bay Drive) - 15th Election District : DEPUTY ZONING COMMISSIONER  
 Wilbur H. Knight - Petitioner : OF  
 No. 85-15-SPH (Item No. 324) : BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The petitioner seeks a nonconforming use for the existence of two dwellings on one lot.
2. Testimony presented by the petitioner indicated that "Dwelling #1", the house located closest to the Chesapeake Bay, was built in 1928 and was destroyed in 1933 by a hurricane. The house was rebuilt in 1934 and has been utilized continuously as a single-family dwelling. "Dwelling #2", the house located on Bay Drive, was built in 1927 and has been used continuously as a two-apartment dwelling. Further evidence established that the two buildings existed in their present size prior to the Baltimore County Zoning Regulations, and no additional construction is proposed.
3. No one appeared at the hearing in opposition to the petition.
4. The finding of a nonconforming use being conducted on the subject property is consistent with the State requirements regarding Critical Areas and will not adversely affect the health, safety, and general welfare of the community.

thus, the present hearing is required.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of August, 1984, that the nonconforming use for the existing two dwellings on one lot has existed on the subject property prior to the adoption of the Baltimore County Zoning Regulations and, as such, the Petition for Special Hearing is hereby GRANTED the right to continue from and after the date of this

ORDER RECEIVED FOR FILING

DATE August 6, 1984  
 BY [Signature] CLERK

Order, subject to the following:

1. "Dwelling #1" shall continue to be a single-family residence, and "Dwelling #2" shall contain no more than two apartments.

Jan M. H. Jahn  
 Deputy Zoning Commissioner of Baltimore County

ORDER FOR FILING

DATE August 6, 1984  
 BY [Signature] CLERK

BALTIMORE COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 TOWSON, MARYLAND 21204

HARRY J. HESTER, P.E.  
 DIRECTOR

June 21, 1984

Mr. Arnold Jablon  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Item 324 (1983-1984)  
 Property Owner: Wilbur H. Knight  
 S/S Bay Dr. 275' W. of centerline Wye Rd.  
 Acres: 50 X 290 District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

Baltimore County highway and utility improvements are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 324 (1983-1984).

Very truly yours,

GILBERT S. BENSON, P.E., Asst. Chief  
 Bureau of Public Services

GSB:EAM:FWR:iss  
 2-SW Key Sheet  
 2 NE 46 Pos. Sheet  
 NE 1 L Topo  
 98 Tak Map

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 9, 1984

COUNTY OFFICE BLDG.  
 111 W. Chesapeake Ave.  
 Towson, Maryland 21204

ofo  
 Nicholas B. Commodari  
 Chairman

MEMBERS  
 Bureau of Engineering  
 Department of Traffic Engineering  
 State Roads Commission  
 Bureau of Fire Prevention  
 Health Department  
 Project Planning  
 Building Department  
 Board of Education  
 Zoning Administration  
 Industrial Development

Mr. Wilbur H. Knight  
 503 Eckhart Drive  
 Joppa, Maryland 21085

RE: Item No. 324 - Case No. 84-15-SPH  
 Petitioner - Wilbur H. Knight  
 Special Hearing Petition

Dear Mr. Knight:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to "legalize" the existing situation on this property, this special hearing is required.

It should be noted that since your property is located in a state critical area, you should pay particular attention to the additional letter from Mr. Norman Gerber, which is included in the enclosed comments.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI, Chairman  
 Zoning Plans Advisory Committee

NBC:bsc  
 Enclosures

BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING  
 TOWSON, MARYLAND 21204

NORMAN E. GERBER  
 DIRECTOR

Mr. Arnold Jablon  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Zoning Advisory Meeting of 5-29-84  
 Item # 324  
 Property Owner: Wilbur H. Knight  
 Location: 503 Bay Drive  
 W. of Wye Rd.

Dear Mr. Jablon:

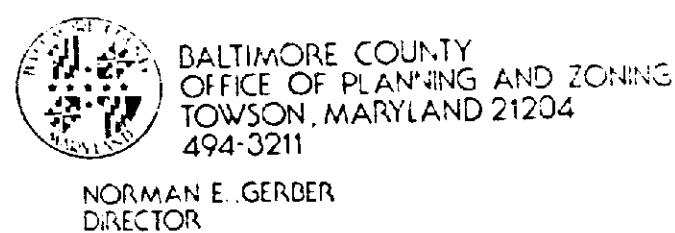
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on \_\_\_\_\_.
- ( ) Landscaping should be provided on this site and shown on the plan.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is \_\_\_\_\_.
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ( ) Additional comments: \_\_\_\_\_

Ernest G. Bolter  
 Chief, Current Planning and Development

cc: James Howell





Mr. Wilbur H. Knight  
503 Eckhart Drive  
Joppa, Maryland 21085

July 9, 1984

RE: Item NO. 324 - Case NO. 84-15-SPH  
Petitioner - Wilbur H. Knight  
Special Hearing Petition

Dear Mr. Knight:

The enactment of the State of Maryland Critical Areas Commission Legislation (1984 Maryland Laws, Chapter 794) affects your proposed requested ~~variance~~ special hearing petition.

This law was signed by Governor Hughes on May 29, 1984. Among other provisions, it requires that all proposed variances and special exceptions within the boundaries of the "Critical Area" minimize adverse impacts on water quality. Fish, wildlife, plant habitat which may be adversely affected by the proposed development must be identified and protected.

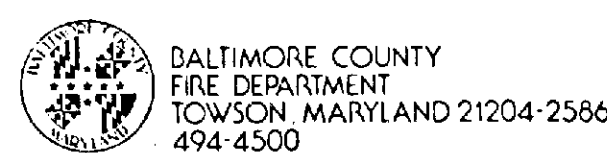
"Your proposed construction is located within the boundaries of the critical area. Any development so located that has filed an application with Baltimore County after March 1, 1984 or completed its application after June 1, 1984, is subject to the law. Therefore, Baltimore County is required to find that your development is environmentally sensitive and that it will minimize damage to water quality, wildlife and sensitive habitats. The results of the County's findings may determine the decision which will be reached by the Zoning Commissioner on your petition.

In order for you and Baltimore County to comply with State law, you must provide detailed information sufficient to allow the County to review the environmental effects of your development. This information is in addition to that which has already been provided. A list of the needed data is attached. Staff members of this office will be available for consultation before you undertake any research. You may contact Eugene Bober if you have any questions (494-3335).

Sincerely yours,  
Norman E. Gerber, *Director*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/sf

Attachment



PAUL H. REINCKE  
CHIEF

June 18, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Wilbur H. Knight

Location: S/S Bay Drive 275' W. of c/l Wye Road

Item No.: 324

Zoning Agenda: Meeting of 5/29/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of                      feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at                     

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

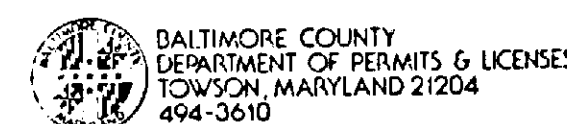
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Carl J. Kelly* *George M. Keenan*  
Planning Office Fire Prevention Bureau  
Special Inspection Division

/mb



TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 324, Zoning Advisory Committee Meeting are as follows:

Property Owner: Wilbur H. Knight  
Location: S/S Bay Drive 275' W. of c/l Wye Road  
Existing Zoning: R-10  
Proposed Zoning: Special Hearing to approve a nonconforming use for the existence of two dwellings on one lot, setbacks from property lines and distance between structures.

Address: 503 E. 290

District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 ~~which requires that all structures be constructed in accordance with the Baltimore County Building Code and other applicable codes.~~

B. A building                      permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1102, also Section 502.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section                     .

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

X I. Comments: Section 103.1 as amended by Bill 1-82 would be applicable. Any increase in size would require the structures in question to then comply with item "B" above.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plan Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plan Review

CER:es

# AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

*Joseph L. Berry*  
Affiant

I have personal knowledge that the home located at 3725 BAY DRIVE, BALTIMORE, MD. 21220 has been used as a 2 DWELLING RESIDENCE, WITH THE SAME SIDE YARD SETBACKS AND DISTANCE BETWEEN DWELLINGS THAT HAS EXISTED SINCE JAN., 1945 AND HAS BEEN UTILIZED

as such continuously and uninterruptedly since PRIOR TO JAN. 1945.  
(month) (year)

This personal knowledge is based upon:                     

HARFORD  
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of April, 1984, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared JOSEPH L. BERRY, the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

*Charles E. Burnham*  
Notary Public

# AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

*Wilbur H. Knight Jr.*  
Affiant

I have personal knowledge that the home located at 3725 BAY DRIVE, BALTIMORE, MD. 21220 has been used as a 2 DWELLING RESIDENCE, WITH THE SAME SIDE YARD SETBACKS AND DISTANCE BETWEEN DWELLINGS THAT HAS EXISTED SINCE JAN., 1945 AND HAS BEEN UTILIZED

as such continuously and uninterruptedly since PRIOR TO JAN. 1945.  
(month) (year)

This personal knowledge is based upon: VISITING & LIVING IN THE AREA SINCE 1940

HARFORD  
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of April, 1984, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Wilbur H. Knight Jr., the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

*Charles E. Burnham*  
Notary Public

# AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

*Joseph A. Stojanowski*  
Affiant

I have personal knowledge that the home located at 3725 BAY DRIVE, BALTIMORE, MD. 21220 has been used as a 2 DWELLING RESIDENCE, WITH THE SAME SIDE YARD SETBACKS AND DISTANCE BETWEEN DWELLINGS THAT HAS EXISTED SINCE JAN., 1945 AND HAS BEEN UTILIZED

as such continuously and uninterruptedly since PRIOR TO JAN. 1945.  
(month) (year)

This personal knowledge is based upon: LIVING IN THE COMMUNITY (3 LOTS AWAY) SINCE PRIOR TO 1945.

HARFORD  
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of April, 1984, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Joseph A. Stojanowski, the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

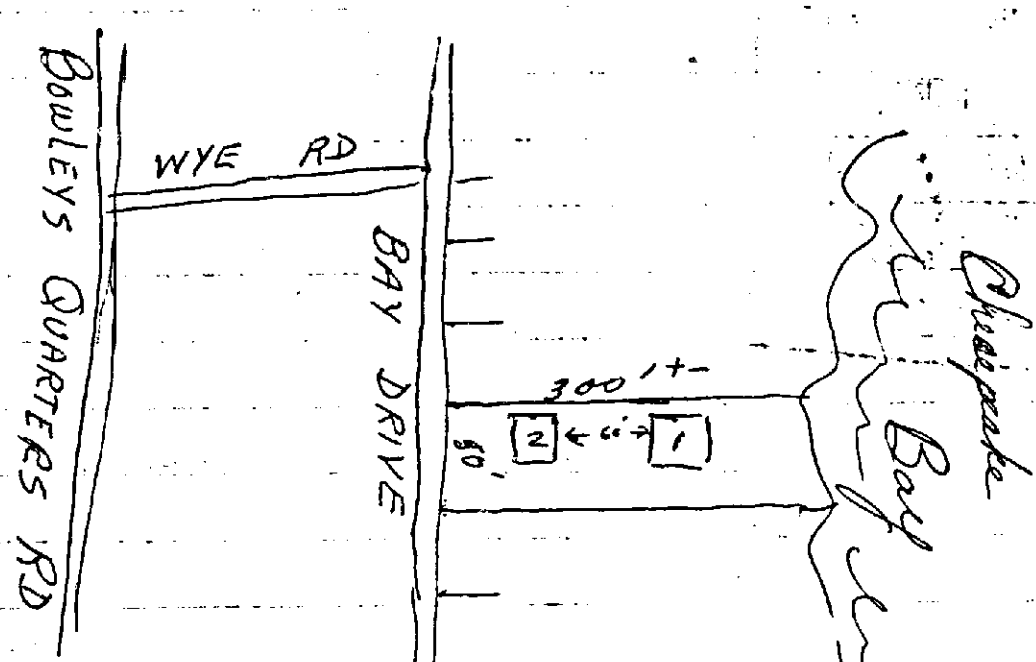
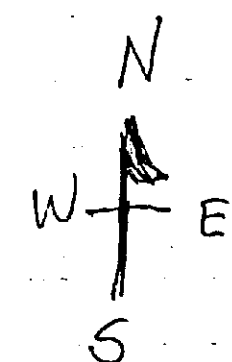
AS WITNESS my hand and Notarial Seal

*Charles E. Burnham*  
Notary Public

June 17, 1984  
Zoning Commissioner, BALTO. County, MD.  
84-15  
Dear Mr. Jablon,  
Could you please expedite my petition for Special Hearing ITEM # 324 filed on 5/18/84, for approval of a nonconforming use on an existing lot in Bowleys Quarters.  
The property was sold at auction in Oct. 1983, to settle an estate. The zoning board originally asked me for two affidavits to show that the dwellings were built prior to Jan. of 1945 which I filed on April 11, 1984.  
My problem is that because of the length of time elapsed, the buyer is in jeopardy of losing the loan and the administration accounting for the settlement of the estate is approaching when I could be in default.  
I appreciate any thing you can do in this matter.  
Thanking you in advance,  
*Wilbur H. Knight*  
ITEM # 324  
WILBUR H. KNIGHT  
503 ECKHART DR.  
JOPPA, MD. 21085  
PROPERTY INVOLVED  
3725 BAY DRIVE  
BALTO, MD. 21220

APR 11 1984  
Zoning Department  
84-15  
In selling property located at 3725 BAY DRIVE (LOT 233) on the Bowleys Quarters Plat, a question was raised by the Title INS. COMPANY as to whether the property was illegal or of nonconforming use.  
In checking with Baltimore County Zoning Commission it was established that it is of nonconforming use because it pre-dates the regulations.  
The question from the Title INS. Co. involved encroachment of side yard setbacks of both (2) dwellings as well as the distance between the 2 dwellings.  
Affidavit is well obtained from home owners in the area with the personal knowledge to the fact that the dwellings were built and are standing in the same place since prior to Jan. of 1945. (The dwellings were built in the late 1930's.)  
I would like to request a statement from zoning that the property is of nonconforming use to satisfy the Title INS. Co.  
PETITIONER'S EXHIBIT 2 (OVER)



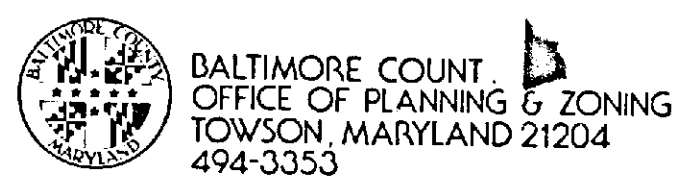


This is diagram of the property which is located in the 15th District (RC5)

Existing Zoning R.C.5  
15th Election District  
Reg. T. J. Jung  
7/11/84

ATTACHMENTS  
3 AFFIDAVITS

REQUESTED BY  
WILBUR H. KNIGHT  
503 ECKHART DRIVE  
JOPPA, MD. 21085  
PHONE 679-4097



ARNOLD JABLON  
ZONING COMMISSIONER

August 6, 1984

Mr. Wilbur H. Knight  
503 Eckhart Drive  
Joppa, Maryland 21085

RE: Petition for Special Hearing  
S/S of Bay Drive, 275' W of the center  
line of Wye Rd. (3725 Bay Drive)  
15th Election District  
Wilbur H. Knight - Petitioner  
No. 85-15-SPH (Item No. 324)

Dear Mr. Knight:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,  
*Jean M.H. Jung*  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

June 20, 1984

Mr. Wilbur H. Knight  
503 Eckhart Drive  
Joppa, Maryland 21085

NOTICE OF HEARING

Re: Petition for Special Hearing  
S/S of Bay Dr., 275' W of the c/l of  
Wye Road (3725 Bay Drive)  
Wilbur H. Knight - Petitioner  
Case No. 85-15-SPH

TIME: 10:15 A.M.

DATE: Tuesday, July 17, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

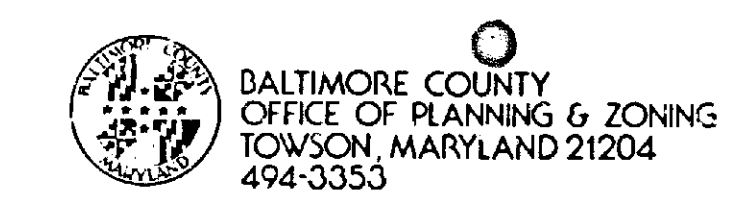
*E. McDonough*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 130599

DATE 5/18/84 ACCOUNT R-01-615-000  
AMOUNT \$35.00

RECEIVED FROM Wilbur Knight  
FOR filing fee for appeal #324  
Special Kerry  
(Cash) C 087\*\*\*\*\*350010 2212A

VALIDATION OR SIGNATURE OF CASHIER



ARNOLD JABLON  
ZONING COMMISSIONER

July 10, 1984

Mr. Wilbur H. Knight  
503 Eckhart Drive  
Joppa, Maryland 21085

Re: Petition for Special Hearing  
S/S of Bay Drive, 275' W of the c/l of  
Wye Road (3725 Bay Drive)  
Case No. 85-15-SPH

Dear Mr. Knight:

This is to advise you that \$49.05 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 131922

DATE 7-17-84 ACCOUNT R-01-615-000  
AMOUNT \$49.05

RECEIVED FROM W. H. Knight  
FOR Adm + posting Case # 85-15-SPH

C 087\*\*\*\*\*490510 2172F

VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

Located on the south side of Bay Drive approximately 275 feet west of the centerline of Wye Road and known as lot #233 as shown on the Second Addition to Plat #1 Bowley's Quarters, which is recorded in the land record of Baltimore County in liber 8, folio 73. Also known as #3725 Bay Drive.

PETITION FOR SPECIAL HEARING  
15th Election District

ZONING: Petition for Special Hearing  
LOCATION: South side of Bay Drive, 275 ft. West of the centerline of Wye Road (3725 Bay Drive)  
DATE & TIME: Tuesday, July 17, 1984 at 10:15 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a nonconforming use for the existence of two dwellings on one lot, setbacks from property lines and distance between structures

Being the property of Wilbur H. Knight, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 31, 1984  
FROM: Edward A. McDonough, P.E.  
SUBJECT: Zoning Items - Critical Area

Attached are comments from James Markle for critical area items requested by your office.

*E. McDonough*  
EDWARD A. McDONOUGH, P.E., Chief  
Developers Engineering Division

EAM:ss

Attachment

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Ed McDonough Date: August 30, 1984  
FROM: James A. Markle  
SUBJECT: Critical Areas Review

- Item 166 (1983-1984) *Evering*  
No adverse impact expected.
- Item 249 (1983-1984) *84-311*  
No adverse impact expected.
- Item 278 (1983-1984) *84-344*  
No adverse impact expected.
- Item 301 (1983-1984) *84-361*  
No adverse impact expected.
- Item 324 (1983-1984) *Knigh (85-15 SPH Case 107) 2212B*  
No adverse impact expected.
- Item 337 (1983-1984) *84-361*  
No adverse impact expected.
- Item 366 (1983-1984) *85-61-A*  
No adverse impact expected.
- Item 365 (1983-1984) *85-62-SPH*  
No adverse impact expected.
- Item 3 (1983-1984) *85-67-A*  
No adverse impact expected.

All of the above comments are made concerning the three items that were given as Public Works review responsibility in the June 1, 1984 memo from Norman Gerber to Don Hutchinson concerning Critical Areas.

RECEIVED  
AUG 30 1984  
BALTIMORE COUNTY ENGINEERING DIVISION  
DEPT. OF PUBLIC WORKS

Ed McDonough  
Page Two  
August 30, 1984

These three items are flood plains, effect of increased impervious areas and effects of points of storm water discharge.

*James A. Markle*  
JAMES A. MARKLE, P.E.  
Chief, Storm Drain Design  
and Approval Section

JAM:hbm

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: July 2, 1984  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
Zoning Petition Nos. 85-9-A, 85-11-X, 85-13-A,  
SUBJECT: 85-14-A, 85-15-SPH, 85-16-SPH

There are no comprehensive planning factors requiring comment on these petitions.

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JGH/sf

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 6/30/84  
Posted for: Petition for Special Hearing  
Petitioner: Wilbur H. Knight  
Location of property: 3725 Bay Drive, 275' W. of the centerline of Wye Rd.  
Location of Sign: facing Bay Dr. (at 3725 Bay Drive)  
Remarks:  
Posted by: Dean J. Blomman Date of return: 7/6/84  
Number of Signs: 1

84-15-SPH

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 29th day of May, 1984

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner: Wilbur H. Knight  
Petitioner's Attorney:

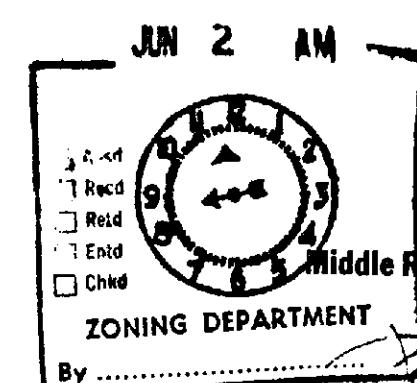
Received by: *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## Petition for Special Hearing

15th Election District  
ZONING: Petition for Special Hearing  
LOCATION: South side of Bay Drive, 275 ft. West of the centerline of Wye Road (3725 Bay Drive)  
DATE & TIME: Tuesday, July 17, 1984 at 10:15 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a nonconforming use for the siting of two dwellings on one lot, setbacks from property lines and distance between structures. Being the property of Wilbur H. Knight, as shown on plat plan filed with the Zoning Department.

BY ORDER OF:  
Arnold Jablon  
Zoning Commissioner  
Of Baltimore County



**The Times**

Middle River, Md., June 28, 1984

ZONING DEPARTMENT

By: *John D. Markle*

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 28th day of June, 1984

*John D. Markle*  
Publisher.

## PETITION FOR SPECIAL HEARING

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Being the property of Wilbur H. Knight, as shown on plat plan filed with the Zoning Department. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner or will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of:  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County  
June 28

## CERTIFICATE OF PUBLICATION

TOWSON, MD., June 28, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 28, 1984.

THE JEFFERSONIAN,

*W. Keen*  
Publisher

\$22.00

